

The Garrett Park Historic District and Individual Buildings Listed on the Montgomery County Master Plan for Historic Preservation

Montgomery County has legislation (Chapter 24 of the Montgomery County Code) designed to identify and protect historic sites within the County. In order to qualify for this protection, a site must go through a four-part nomination process. First the necessary background research must be done to establish the significance of the site. The nomination must then be reviewed and approved by the Historic Preservation Commission, the Planning Board, and finally, the County Council. There are public hearings at each step of the process. Approved sites then become part of the Master Plan for Historic Preservation.

Within Garrett Park there is a small Garrett Park Historic District (roughly consisting of Waverly Avenue and the 10900 blocks of Montrose and Kenilworth Avenues) and several individual structures that are listed on the Master Plan for Historic Preservation. Protection of these sites is undertaken through the building permit process. If there is any new construction, addition, or exterior alteration proposed for a site on the Master Plan, **including removing trees greater than six inches in diameter, the owner is required to apply for a Historic Area Work Permit (HAWP) at the Division of Permits Services (rather than a regular Montgomery County Building Permit.)** The proposed work is then reviewed by the Historic Preservation Office staff and approved or disapproved at an open meeting of the Historic Preservation Commission. If your house is listed on the Master Plan for Historic Preservation, it is wise to check with the staff of Historic Preservation Office to make sure you understand the process, the timetable, and the criteria for approving changes to historic buildings before you begin your project. Such preliminary consultation is often useful in helping owners to understand significant features of their historic homes which can be enhanced by careful new construction. After the HAWP is approved, a County building permit will be issued. Applications for HAWPs are also sent to the Garrett Park Historic Preservation Committee which may choose to make comments. If your project is a large, or potentially controversial one, you may wish to brief the Town's Historic Preservation Committee about your plans. The current membership of the committee can be found on this website under organizations.

Garrett Park also has its own building permit process, so remember that a Garrett Park building permit will be needed as well as the HAWP.

The website for Montgomery County Planning at:

<https://montgomeryplanning.org/planning/historic/historic-area-work-permits/>

provides downloadable HAWP application forms and a thorough explanation of the application process.

Buildings listed on the Historic Preservation Master Plan are also **eligible for county tax credits** for many kinds of repair, maintenance and restoration projects that help to preserve the historic structure. These can include painting, roof replacement, removing aluminum siding and other kinds of routine maintenance. The work must be valued at more than \$1000. Homeowners may take 10% of the cost of an approved project off their county real estate taxes. More information about this program and how to apply for it can also be found on the website shown above.

The Garrett Park entry in Montgomery County's Historic Preservation Master Plan is reproduced below. Note the map which shows the boundaries of the Garrett Park Historic District and the list of addresses of buildings that are within the historic district or designated as individual landmarks. If your home is listed here, or if you plan new construction on a vacant lot within the historic district, you must go through the HAWP process.

Please open this file for more information: [The Garrett Park Historic District](#)
[Garrett Park Historic Preservation Application](#)